

Agenda

City of Las Vegas

PLANNING COMMISSION MEETING

NOVEMBER 17, 2005

Council Chambers 400 Stewart Avenue

Phone 229-6301

TDD 386-9108

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Las Vegas City Council

Mayor Oscar B. Goodman
Mayor Pro-Tem Gary Reese, Ward 3
Councilman Larry Brown, Ward 4
Councilman Lawrence Weekly, Ward 5
Councilman Steve Wolfson, Ward 2
Councilwoman Lois Tarkanian, Ward 1
Councilman Steven D. Ross, Ward 6
City Manager, Douglas Selby

Commissioners

Richard Truesdell, Chairman
Byron Goynes, Vice-Chairman
Steven Evans
Leo Davenport
David W. Steinman
Glenn E. Trowbridge
Sam C. Dunnam

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR ACTION UNLESS SPECIFICALLY NOTED OTHERWISE. UNLESS OTHERWISE STATED, ITEMS MAY BE TAKEN OUT OF THE ORDER PRESENTED AT THE DISCRETION OF THE CHAIRPERSON.

CALL TO ORDER: 6:00 P.M. in Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada

ROLL CALL:

ANNOUNCEMENT: Compliance with the Open Meeting Law

NOTICE: This meeting has been properly noticed and posted at the following locations:

City Clerk's Bulletin Board, City Hall Plaza, 2nd Floor Skybridge
Clark County Government Center, 500 South Grand Central Parkway
Las Vegas Library, 833 Las Vegas Boulevard North
Grant Sawyer Building, 555 East Washington Avenue
Court Clerk's Office Bulletin Board, City Hall Plaza

MINUTES: Approval of the **October 6, 2005** and **October 20, 2005** Planning Commission Meeting minutes by reference (____ vote)

ACTIONS: ALL ACTIONS ON TENTATIVE AND FINAL SUBDIVISION MAPS ARE FINAL UNLESS AN APPEAL IS FILED BY THE APPLICANT OR AN AGGRIEVED PERSON, OR A REVIEW IS REQUESTED BY A MEMBER OF THE CITY COUNCIL WITHIN SEVEN DAYS OF THE DATE NOTICE IS SENT TO THE APPLICANT. UNLESS OTHERWISE INDICATED DURING THE MEETING, ALL OTHER ACTIONS BY THE PLANNING COMMISSION ARE RECOMMENDATIONS TO THE CITY COUNCIL, IN WHICH CASE ALL FINAL DECISIONS, CONDITIONS, STIPULATIONS OR LIMITATIONS ARE MADE BY THE CITY COUNCIL.

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ANY ITEM LISTED IN THIS AGENDA MAY BE TAKEN OUT OF ORDER IF SO REQUESTED BY THE APPLICANT, STAFF, OR A MEMBER OF THE PLANNING COMMISSION. THE PLANNING COMMISSION MAY IMPOSE TIME LIMITATIONS, AS NECESSARY, ON THOSE PERSONS WISHING TO BE HEARD ON ANY AGENDAED ITEM.

PLANNING COMMISSION MEETING RULES OF CONDUCT:

1. Staff will present each item to the Commission in order as shown on the agenda, along with a recommendation and suggested conditions of approval, if appropriate.
2. The applicant is asked to be at the public microphone during the staff presentation. When the staff presentation is complete, the applicant should state his name and address, and indicate whether or not he accepts staff's conditions of approval.
3. If areas of concern are known in advance, or if the applicant does not accept staff's conditions, the applicant or his representative is invited to make a brief presentation of his item with emphasis on any items of concern.
4. Persons other than the applicant who support the request are invited to make brief statements after the applicant. If more than one supporter is present, comments should not be repetitive. A representative is welcome to speak and indicate that he speaks for others in the audience who share his view.
5. Objectors to the item will be heard after the applicant and any other supporters. All who wish to speak will be heard, but in the interest of time it is suggested that representatives be selected who can summarize the views of any groups of interested parties.
6. After all objectors' input has been received; the applicant will be invited to respond to any new issues raised.
7. Following the applicant's response, the public hearing will be closed; Commissioners will discuss the item amongst themselves, ask any questions they feel are appropriate, and proceed to a motion and decision on the matter.
8. Letters, petitions, photographs and other submissions to the Commission will be retained for the record. Large maps, models and other materials may be displayed to the Commission from the microphone area, but need not be handed in for the record unless requested by the Commission.

As a courtesy, we would also ask those not speaking to be seated and not interrupt the speaker or the Commission. We appreciate your courtesy and hope you will help us make your visit with the Commission a good and fair experience.

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CONSENT ITEMS:

CONSENT ITEMS ARE CONSIDERED ROUTINE BY THE PLANNING COMMISSION AND MAY BE ENACTED BY ONE MOTION. HOWEVER, ANY ITEM MAY BE DISCUSSED IF A COMMISSION MEMBER OR APPLICANT SO DESIRES.

1. **TMP-9631 - TENTATIVE MAP - SARATOGA PALMS - APPLICANT/OWNER: SIAVASH AND SHAHARZAD BAKHTIARI** - Request for a Tentative Map FOR A 56-UNIT CONDOMINIUM DEVELOPMENT on 2.13 acres adjacent to the southeast corner of Lamb Boulevard and Diamond Head Drive (APN 140-32-103-001), R-PD21 (Residential Planned Development - 21 Units Per Acre) Zone, Ward 3 (Reese).
2. **TMP-9663 - TENTATIVE MAP - SAHARA/ DURANGO - APPLICANT: RICHMOND AMERICAN HOMES - OWNER: NHU THI TRAN** - Request for a Tentative Map FOR A 31-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 5.1 acres adjacent to the southeast corner of Durango Drive and O'Bannon Drive (APN 163-04-401-001), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone] , Ward 1 (Tarkanian).
3. **ANX-9561 - ANNEXATION - APPLICANT/OWNER: IRVIN C. WRIGHT** - Petition to annex property generally located at the southeast corner of Torrey Pines Drive and El Campo Grande Avenue, containing approximately 0.70 acres (APN 125-26-801-001), Ward 6 (Ross).

ONE MOTION – ONE VOTE:

THE FOLLOWING ARE ITEMS THAT MAY BE CONSIDERED IN ONE MOTION/ONE VOTE. THEY ARE CONSIDERED ROUTINE NON-PUBLIC AND PUBLIC HEARING ITEMS THAT HAVE NO PROTESTS, WAIVERS FROM THE CODE OR CONDITION CHANGES BY THE APPLICANT OR STAFF. ALL PUBLIC HEARINGS AND NON-PUBLIC HEARINGS WILL BE OPENED AT ONE TIME. ANY PERSON REPRESENTING AN APPLICATION OR A MEMBER OF THE PUBLIC OR A MEMBER OF THE PLANNING COMMISSION NOT IN AGREEMENT WITH THE CONDITIONS AND ALL STANDARD CONDITIONS FOR THE APPLICATION RECOMMENDED BY STAFF, SHOULD REQUEST TO HAVE THAT ITEM REMOVED FROM THIS PART OF THE AGENDA.

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4. **MSP-9591 - MASTER SIGN PLAN - PUBLIC HEARING - APPLICANT: PLISE COMPANIES - OWNER: CENTENNIAL CORPORATE CENTER, LLC.** - Request for a Master Sign Plan FOR AN OFFICE/RETAIL DEVELOPMENT on 8.14 acres at the southeast corner of Ann Road and Painted Mirage Road (APN 125-34-116-001), C-2 (General Commercial) Zone, Ward 6 (Ross).

5. **VAC-9608 - VACATION - PUBLIC HEARING - APPLICANT/OWNER: NEVADA HOMES GROUP, INC.** - Petition to Vacate Public Drainage Easements generally located west of Buffalo Drive, approximately 650 feet north of Gowan Road, Ward 4 (Brown).

PUBLIC HEARING ITEMS:

6. **ABEYANCE - RENOTIFICATION - GPA-5102 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC.** - Request to amend a portion of the Southeast Sector Plan of the General Plan FROM: ML (MEDIUM-LOW DENSITY RESIDENTIAL) TO: MLA (MEDIUM-LOW ATTACHED DENSITY RESIDENTIAL) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
7. **ABEYANCE - RENOTIFICATION - ZON-5106 - REZONING RELATED TO GPA-5102 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC.** - Request for a Rezoning FROM: R-1 (SINGLE FAMILY RESIDENTIAL) TO: R-PD11 (RESIDENTIAL PLANNED DEVELOPMENT - 11 UNITS PER ACRE) on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), Ward 3 (Reese).
8. **ABEYANCE - RENOTIFICATION - WVR-5294 - WAIVER RELATED TO GPA-5102 AND ZON-5106 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC.** - Request for a Waiver of TITLE 18.12.100 TO ALLOW 32-FOOT WIDE PRIVATE STREETS WHERE 39 FEET IS THE MINIMUM WIDTH REQUIRED WITH ROLL CURBS, AND OF TITLE 18.12.130, TO ALLOW A DRIVE IN EXCESS OF 150 FEET WITHOUT A CIRCULAR TURNAROUND OR EMERGENCY ACCESS GATE on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).

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9. ABEYANCE - RENOTIFICATION - VAR-5110 - VARIANCE RELATED TO GPA-5102, ZON-5106, AND WVR-5294 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Variance TO ALLOW NO OPEN SPACE WHERE 26,570 SQUARE FEET OF OPEN SPACE IS THE MINIMUM REQUIRED IN CONJUNCTION WITH A PROPOSED 37-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).
10. ABEYANCE - RENOTIFICATION - VAR-5113 - VARIANCE RELATED TO GPA-5102, ZON-5106, WVR-5294 AND VAR-5110 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Variance TO ALLOW AN R-PD (RESIDENTIAL PLANNED DEVELOPMENT) ZONING DISTRICT ON 3.40 ACRES WHERE FIVE ACRES IS THE MINIMUM REQUIRED on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).
11. ABEYANCE - RENOTIFICATION - SDR-5108 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-5102, VAR-5110, ZON-5106, WVR-5294, AND VAR-5113 - PUBLIC HEARING - APPLICANT: CHARLESTON LAMB, LLC - OWNER: A F CONSTRUCTION, INC. - Request for a Site Development Plan Review FOR A PROPOSED 37-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese).
12. ABEYANCE - RENOTIFICATION - GPA-9154 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: VIDA ENTERPRISE, LLC. ET AL - Request to amend a portion of the Southeast Sector of the Master Plan FROM: M (MEDIUM DENSITY RESIDENTIAL) TO: SC (SERVICE COMMERCIAL) on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), Ward 5 (Weekly).

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13. ZON-9668 - REZONING RELATED TO GPA-9154 - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: ANTONIO SUSTAITA AND VIDA ENTERPRISE, LLC - Request for a Rezoning FROM: R-3 (MEDIUM DENSITY RESIDENTIAL) TO: C-1 (LIMITED COMMERCIAL) on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), Ward 5 (Weekly).
14. SUP-9673 - SPECIAL USE PERMIT RELATED TO GPA-9154 AND ZON-9668 - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: ANTONIO SUSTAITA AND VIDA ENTERPRISE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT at 1001 North Main Street (APNs 139-27-602-003 and 004), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
15. SDR-9672 - SITE DEVELOPMENT PLAN REVIEW RELATED TO GPA-9154, ZON-9668 AND SUP-9673 - PUBLIC HEARING - APPLICANT: ANTONIO SUSTAITA - OWNER: ANTONIO SUSTAITA AND VIDA ENTERPRISE, LLC - Request for a Site Development Plan Review FOR A MIXED-USE DEVELOPMENT CONSISTING OF 442 RESIDENTIAL UNITS AND 31,000 SQUARE FEET OF RETAIL SPACE AND A WAIVER FOR A REDUCTION OF PERIMETER LANDSCAPING on 11.0 acres at 1001 North Main Street (APNs 139-27-602-003 and 004), R-3 (Medium Density Residential) Zone [PROPOSED: C-1 (Limited Commercial) Zone], Ward 5 (Weekly).
16. ABEYANCE - GPA-9099 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC. - Request to amend a portion of the Centennial Hills Sector Plan of the Master Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 3.02 acres adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).
17. ABEYANCE - ZON-9100 - REZONING RELATED TO GPA-9099 - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC. - Request for Rezoning FROM: R-E (RESIDENCE ESTATES) TO: R-1 (SINGLE FAMILY RESIDENTIAL) on 3.02 acres adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), Ward 6 (Ross).

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18. **ABEYANCE - SUP-9101 - SPECIAL USE PERMIT RELATED TO GPA-9099 AND ZON-9100 - PUBLIC HEARING - APPLICANT/OWNER: MASTER OF THE CRAFTSMAN, INC.** - Request for a Special Use Permit TO ALLOW 37-FOOT WIDE PRIVATE STREETS FOR A PROPOSED 15-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT adjacent to the north side of Gilmore Avenue, approximately 235 feet east of Thom Boulevard (APNs 138-12-502-006, 007 and 008), R-E (Residence Estates) Zone [PROPOSED: R-1 (Single-Family Residential) Zone], Ward 6 (Ross).
19. **ABEYANCE - GPA-9127 - GENERAL PLAN AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: VALENTE DEVELOPMENT, ET AL** - Request to amend a portion of the Centennial Hills Sector Plan of the General Plan FROM: DR (DESERT RURAL DENSITY RESIDENTIAL) TO: L (LOW DENSITY RESIDENTIAL) on 11.16 acres adjacent to the northeast corner of Rainbow Boulevard and El Campo Grande Avenue (APNs 125-26-304-005, 006, 007; 125-26-401-001 and 002), Ward 6 (Ross).
20. **ABEYANCE - ZON-9093 - REZONING - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC.** - Request for Rezoning FROM: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) TO: R-PD2 (RESIDENTIAL PLANNED DEVELOPMENT - 2 UNITS PER ACRE) on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003), Ward 6 (Ross).
21. **ABEYANCE - SDR-9095 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9093 - PUBLIC HEARING - APPLICANT: PN II, INC. - OWNER: QUARTERHORSE FALLS ESTATES, LLC.** - Request for a Site Development Plan Review FOR AN 83-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 33.39 acres adjacent to the southwest corner of Iron Mountain Road and Jones Boulevard (APNs 125-11-503-001, 002, 125-11-507-002, 004 and 125-11-508-003) R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone [PROPOSED: R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone], Ward 6 (Ross).
22. **ABEYANCE - VAR-8812 - VARIANCE - PUBLIC HEARING - APPLICANT: JESS F. PEREZ - OWNER: JOHN ARELLANO** - Request for a Variance TO ALLOW SIX PARKING SPACES WHERE EIGHT SPACES ARE REQUIRED FOR A PROPOSED ADDITION OF A THREE-UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE on 0.16 acres at 2118 Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).

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23. ABEYANCE - SDR-7452 - SITE DEVELOPMENT PLAN REVIEW RELATED TO VAR-8812 - PUBLIC HEARING - APPLICANT: JESS F PEREZ, AIA - OWNER: JOHN ARELLANO - Request for a Site Development Plan Review FOR A PROPOSED ADDITION OF A THREE UNIT APARTMENT DEVELOPMENT TO AN EXISTING SINGLE FAMILY RESIDENCE AND A WAIVER OF THE PERIMETER LANDSCAPING REQUIREMENTS on 0.16 acres at 2118 East Stewart Avenue (APN 139-35-713-005), R-3 (Medium Density Residential) Zone, Ward 3 (Reese).
24. ABEYANCE - RENOTIFICATION - SUP-9191 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: FOURTEEN SAC SELF STORAGE - Request for a Special Use Permit FOR A PROPOSED MINI-WAREHOUSE FACILITY at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
25. ABEYANCE - RENOTIFICATION - SDR-9188 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9191 - PUBLIC HEARING - APPLICANT: AMERCO REAL ESTATE COMPANY - OWNER: FOURTEEN SAC SELF STORAGE - Request for a Site Development Plan Review FOR A PROPOSED 39,700 SQUARE-FOOT MINI-WAREHOUSE FACILITY; WAIVERS OF THE SIDE AND REAR SETBACK REQUIREMENTS TO ALLOW ZERO FEET WHERE 10 FEET IS THE MINIMUM SIDE SETBACK REQUIRED AND 15 FEET WHERE 20 FEET IS THE MINIMUM REAR SETBACK REQUIRED; AND A WAIVER OF THE PERIMETER LANDSCAPING AND BUFFERING STANDARDS on 2.1 acres at 3969 North Rancho Drive (APN 138-12-101-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
26. ABEYANCE - SUP-9159 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT on 1.10 acres adjacent to the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).
27. ABEYANCE - SDR-9153 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9159 - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: GARCES VENTURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 45-STORY MIXED-USE DEVELOPMENT, CONSISTING OF 349 RESIDENTIAL UNITS AND 6,000 SQUARE FEET OF COMMERCIAL SPACE, AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEPBACK REQUIREMENTS AND BUILD-TO-LINE REQUIREMENTS on 1.10 acres adjacent to the northwest corner of Las Vegas Boulevard and Garces Avenue (APNs 139-34-311-140, 141, 142 and 143), C-2 (General Commercial) Zone, Ward 5 (Weekly).

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28. **ABEYANCE - SUP-9430 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: MOLLY BRANNIGAN'S - OWNER: BOCA FASHION VILLAGE, LLC** - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB located along the east side of Rampart Boulevard, approximately 900 feet south of Alta Drive (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Wolfson).
29. **ABEYANCE - RENOTIFICATION - SDR-6703 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: JMA ARCHITECTURE STUDIOS - OWNER: DECAR ENTERPRISES, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 24-STORY CONDOMINIUM HOTEL WITH ACCESSORY WEDDING CHAPEL AND RETAIL USES AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO-LINE AND STEPBACK STANDARDS on 0.62 acres at 1205 Las Vegas Boulevard South (APN 162-03-112-027), C-2 (General Commercial) Zone, Ward 3 (Reese).
30. **ABEYANCE - SDR-8987 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ACACIA CAPITAL CORPORATION - OWNER: PECCOLE RANCH 9-B, LLC.** - Request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING 404-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 17.57 acres adjacent to the southwest corner of Charleston Boulevard and Apple Drive (APN 163-06-510-001), R-3 (Medium Density Residential) Zone, Ward 2 (Wolfson).
31. **MOD-9731 - MAJOR MODIFICATION - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Major Modification to amend a portion of the Town Center Land Use Plan FROM: GC-TC (GENERAL COMMERCIAL-TOWN CENTER) TO: SX-TC (SUBURBAN MIXED USE-TOWN CENTER) on 4.23 acres adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), Ward 6 (Ross).
32. **SUP-9732 - SPECIAL USE PERMIT RELATED TO MOD-9731 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).

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33. SUP-9733 - SPECIAL USE PERMIT RELATED TO MOD-9731 AND SUP-9732 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Special Use Permit FOR A PROPOSED SUPPER CLUB TO BE LOCATED WITHIN A PROPOSED MIXED-USE DEVELOPMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
34. SDR-9729 - SITE DEVELOPMENT PLAN REVIEW RELATED TO MOD-9731, SUP-9732, AND SUP-9733 - PUBLIC HEARING - APPLICANT: MARCUS RITZ - OWNER: CENTENNIAL-AZURE, LLC - Request for a Site Development Plan Review FOR A PROPOSED 72,964 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 23,519 SQUARE FEET OF RETAIL/RESTAURANT SPACE AND 33 RESIDENTIAL UNITS AND WAIVER OF THE BUILD-TO-LINE REQUIREMENT adjacent to the north side of Azure Drive approximately 1,300 feet west of Tenaya Way (APN 125-27-101-035), T-C (Town Center) Zone [GC-TC (General Commercial-Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross).
35. ZON-9367 - REZONING - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT LLC - OWNER: VIDA FALATOON, ET AL - Request for a Rezoning FROM: R-E (RESIDENCE ESTATES) AND R-E (RESIDENCE ESTATES) UNDER RESOLUTION OF INTENT TO R-PD3 (RESIDENTIAL PLANNED DEVELOPMENT - 3 UNITS PER ACRE) TO: R-PD6 (RESIDENTIAL PLANNED DEVELOPMENT - 6 UNITS PER ACRE) on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011 and 017), Ward 6 (Ross).
36. VAR-9585 - VARIANCE RELATED TO ZON-9367 - PUBLIC HEARING - APPLICANT - PAY DIRT DEVELOPMENT AND INVESTMENT LLC - OWNER: VIDA FALATOON, ET AL - Request for a Variance TO ALLOW 31,162 SQUARE FEET OF OPEN SPACE WHERE 51,750 FEET IS THE MINIMUM AMOUNT OF OPEN SPACE REQUIRED FOR A PROPOSED RESIDENTIAL PLANNED DEVELOPMENT on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone], Ward 6 (Ross).

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37. **SDR-9587 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9367 AND VAR-9585 - PUBLIC HEARING - APPLICANT: PAY DIRT DEVELOPMENT AND INVESTMENT, LLC - OWNER: VIDA FALATOON, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED 72-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 12.90 acres on the north side of Dorrell Lane, approximately 630 feet west of Decatur Boulevard (APN 125-24-503-001, 002, 004, 008, 009, 011, and 017), R-E (Residence Estates) under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) Zones [PROPOSED: R-PD6 (Residential Planned Development - 6 Units Per Acre) Zone], Ward 6 (Ross).
38. **ZON-9662 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC** - Request for a Rezoning FROM: U (UNDEVELOPED) [SC (SERVICE COMMERCIAL) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL) on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), Ward 6 (Ross).
39. **SUP-9664 - SPECIAL USE PERMIT RELATED TO ZON-9662 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC** - Request for a Special Use Permit FOR A PROPOSED SERVICE STATION at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
40. **SUP-9665 - SPECIAL USE PERMIT RELATED TO ZON-9662 AND SUP-9664 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT (TAVERN) at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).
41. **SDR-9666 - SITE DEVELOPMENT PLAN REVIEW RELATED TO ZON-9662, SUP-9664 AND SUP-9665 - PUBLIC HEARING - APPLICANT/OWNER: SAGEBRUSH CANTINA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 3,826 SQUARE-FOOT SERVICE STATION AND A PROPOSED 6,444 SQUARE-FOOT TAVERN AND WAIVERS OF BUILDING PLACEMENT AND FOUNDATION LANDSCAPING REQUIREMENTS on 2.48 acres at the southwest corner of Oso Blanca Road and Kyle Canyon Road (APN 126-01-702-007), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] [PROPOSED: C-1 (Limited Commercial) Zone], Ward 6 (Ross).

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42. **ZON-9657 - REZONING - PUBLIC HEARING - APPLICANT/OWNER: INCA INVESTMENTS, INC.** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) adjacent to the west side of Sixth Street, approximately 200 feet south of Charleston Boulevard (APN 162-03-112-042), Ward 3 (Reese).
43. **ZON-9659 - REZONING - PUBLIC HEARING - APPLICANT: TONI ROSE - OWNER: JOHN G. BIELINSKI** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-1 (LIMITED COMMERCIAL) AND A WAIVER TO ALLOW A 70-FOOT LOT WIDTH WHERE 100 FEET IS THE MINIMUM LOT WIDTH REQUIRED on 0.15 acres at 4506 West Charleston Boulevard (APN 139-31-410-137), Ward 1 (Tarkanian).
44. **ZON-9661 - REZONING - PUBLIC HEARING - APPLICANT: ELIZABETH LEONE - OWNER: THE CLOVER TRUST** - Request for a Rezoning FROM: P-R (PROFESSIONAL OFFICE AND PARKING) TO: C-2 (GENERAL COMMERCIAL) on 0.07 acres at the southeast corner of Colorado Avenue and Casino Center Boulevard (APN 162-03-110-054), Ward 1 (Tarkanian).
45. **SUP-9436 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL** - Request for a Special Use Permit FOR A PROPOSED MIXED-USE DEVELOPMENT AND A WAIVER TO ALLOW A NON-RESIDENTIAL USE TO FRONT ALONG THE INTERIOR DRIVE INSTEAD OF THE PRIMARY PUBLIC RIGHT-OF-WAY at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034, and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).
46. **SDR-9439 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9436 - PUBLIC HEARING - APPLICANT: C2 LOFTS - OWNER: NORTHWEST III, LLC, ET AL** - Request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF TWO 64.5-FOOT TALL, FOUR-STORY BUILDINGS WITH 52,000 SQUARE FEET OF COMMERCIAL SPACE AND 170 RESIDENTIAL UNITS; ONE 43.5-FOOT TALL, THREE-STORY, 18,000 SQUARE-FOOT RECREATION BUILDING, AND FOUR 73.5-FOOT TALL, FIVE-STORY RESIDENTIAL BUILDINGS WITH 488 RESIDENTIAL UNITS AND A WAIVER OF THE BUILDING PLACEMENT REQUIREMENT on 21.2 acres at the northeast corner of Buffalo Drive and Trinity Peak Drive (APN 138-15-310-031, 034, and 035), C-PB (Planned Business Park) Zone, Ward 4 (Brown).

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47. SUP-9966 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: YWS ARCHITECTS - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Special Use Permit FOR A PROPOSED NEW CAR DEALERSHIP WITH SERVICE BAYS FACING A PUBLIC RIGHT-OF-WAY adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
48. SDR-9641 - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-9966 - PUBLIC HEARING - APPLICANT: YWS ARCHITECTS - OWNER: CLIFF FINDLAY AND DONNA FINDLAY FAMILY TRUST - Request for a Site Development Plan Review FOR A PROPOSED NEW CAR DEALERSHIP WITH WAIVERS OF TOWN CENTER PARKING LOT LANDSCAPE REQUIREMENTS, OPEN SPACE REQUIREMENTS, BUILDING PLACEMENT REQUIREMENTS, AND STREETScape REQUIREMENTS, on 11.57 acres adjacent to the north side of Azure Drive, between US 95 and Tenaya Way (APN 125-27-101-036), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross).
49. VAR-9599 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: WILLIAM C. BROWN - Request for a Variance TO ALLOW AN EXISTING 6.6-FOOT HIGH FENCE WITHIN THE FRONT YARD WHERE FOUR FEET (TOP TWO FEET 50% OPEN) IS THE MAXIMUM HEIGHT ALLOWED at 2233 La Mark Avenue (APN 139-29-512-052), R-CL (Single Family - Compact Lot) Zone, Ward 5 (Weekly).
50. SUP-9493 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: EN ENGINEERING, INC. - OWNER: CHARLESTON FESTIVAL, LLC. - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED (CHECK CASHING) AND A WAIVER FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND TO EXTEND THE HOURS OF OPERATION FROM 8:00 A.M. TO 11:00 P.M. TO 24-HOUR SERVICE at 6310 West Charleston Boulevard (APN 138-35-801-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
51. SUP-9615 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: VALUE MARKET - OWNER: ADMOON YALDA AND ELIZABETH YALDA - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northwest corner of Sahara Avenue and Chapman Drive (APN 162-02-411-019), C-1 (Limited Commercial) Zone, Ward 3 (Reese).

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52. **SUP-9616 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT/OWNER: RAGHID B. KOSA** - Request for a Special Use Permit FOR A PROPOSED FINANCIAL INSTITUTION, SPECIFIED AND FOR WAIVERS FROM THE 200-FOOT DISTANCE SEPARATION REQUIREMENT FROM A RESIDENTIAL USE AND FROM THE 1,000-FOOT SEPARATION REQUIREMENT FROM ANOTHER FINANCIAL INSTITUTION, SPECIFIED at the northeast corner of Vegas Drive and Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Weekly).
53. **SUP-9617 - SPECIAL USE PERMIT - PUBLIC HEARING - APPLICANT: PROCRASTINATE, LLC. - OWNER: WUNG FAMILY TRUST** - Request for a Special Use Permit FOR A PROPOSED LIQUOR ESTABLISHMENT [ON-OFF-SALE (BEER WINE COOLER ONLY)] WITHIN AN EXISTING CONVENIENCE STORE at 8524 West Sahara Avenue (APN 163-04-405-004), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
54. **RQR-9375 - REQUIRED ONE-YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR ADVERTISING - OWNER: RANCHO DRIVE, LLC** - Required One-Year Review of an Approved Special Use Permit (U-0037-95) WHICH ALLOWED A 40-FOOT TALL, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN adjacent to the south side of Rancho Drive, approximately 200 feet south of Rainbow Boulevard (APN 125-35-401-001), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
55. **RQR-9376 - REQUIRED TWO YEAR REVIEW - PUBLIC HEARING - APPLICANT: LAMAR OUTDOOR ADVERTISING - OWNER: WORD OF LIFE CHRISTIAN CENTER, INC.** - Request for a Required Two-Year Review of an approved Special Use Permit (U-0027-93) FOR A 40-FOOT HIGH, 14-FOOT X 48-FOOT OFF-PREMISE ADVERTISING (BILLBOARD) SIGN at 4800 Alpine Place (APN 138-36-802-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian).
56. **SDR-9197 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT/OWNER: PERRY CHAMANI** - Request for a Site Development Plan Review FOR A PROPOSED 11,540 SQUARE-FOOT RETAIL CENTER AND WAIVERS TO ALLOW NO SIDE YARD SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED; OF THE PERIMETER, PARKING LOT, AND FOUNDATION LANDSCAPING REQUIREMENTS; AND OF THE BUILDING PLACEMENT REQUIREMENT on 1.22 acres at the northeast corner of Rancho Drive and Donnie Avenue (APN 138-12-810-006, 007 and 008), C-2 (General Commercial) Zone, Ward 6 (Ross).

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57. **SDR-9636 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: PANDA RESTAURANT GROUP - OWNER: REGAL PLAZA, LLC** - Request for a Site Development Plan Review FOR A PROPOSED 2,448 SQUARE-FOOT FAST FOOD RESTAURANT AND WAIVERS OF THE PERIMETER AND FOUNDATION LANDSCAPE REQUIREMENTS AND THE BUILDING PLACEMENT REQUIREMENT on 0.6 acres at the southeast corner of Jones Boulevard and Craig Road (APN 138-01-312-005), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
58. **SDR-9675 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: ANGEL PARK I, LLC - OWNER: ANGEL PARK I, LLC AND ATHERTON-NEWPORT FUND 125, LLC** - Request for a Site Development Plan Review FOR THE CONVERSION OF A 248-UNIT APARTMENT PROJECT TO A CONDOMINIUM DEVELOPMENT on 16.03 acres at the southeast corner of Summerlin Parkway and Durango Drive (APNs 138-28-401-001, 002, and 005), R-PD16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 2 (Wolfson).
59. **SDR-9676 - SITE DEVELOPMENT PLAN REVIEW - PUBLIC HEARING - APPLICANT: AMSOURCE COMPANIES - OWNER: WAL-MART STORES, INC.** - Request for a Site Development Plan Review FOR A PROPOSED 15,000 SQUARE-FOOT RETAIL DEVELOPMENT AND WAIVERS OF BUILDING PLACEMENT, FOUNDATION, AND PERIMETER LANDSCAPING REQUIREMENTS on 1.71 acres at the southwest corner of Lake Mead Boulevard and Jones Boulevard (APN 138-23-719-004), C-1 (Limited Commercial) Zone, Ward 6 (Ross).
- DIRECTOR'S BUSINESS:**
60. **DIR-9891 - DIRECTOR'S BUSINESS - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Request to revise and amend the Las Vegas Downtown Centennial Plan.
61. **TXT-9890 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.04, "Permissible Uses," and Title 19.10, "Parking, Loading and Traffic Standards," to revise the list of permitted uses and associated parking requirements.
62. **TXT-10116 - TEXT AMENDMENT - PUBLIC HEARING - APPLICANT/OWNER: CITY OF LAS VEGAS** - Discussion and possible action to amend Title 19.02, "Zoning Map Atlas and Districts," and Title 19.06, "Special Purpose and Overlay Districts," to create and establish standards for the T-D (Traditional Development) Zoning District.

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CITIZENS PARTICIPATION:

PUBLIC COMMENT DURING THIS PORTION OF THE AGENDA MUST BE LIMITED TO MATTERS WITHIN THE JURISDICTION OF THE PLANNING COMMISSION NO SUBJECT MAY BE ACTED UPON BY THE PLANNING COMMISSION UNLESS THAT SUBJECT IS ON THE AGENDA AND IS SCHEDULED FOR ACTION. IF YOU WISH TO BE HEARD, GIVE YOUR NAME FOR THE RECORD. THE AMOUNT OF DISCUSSION ON ANY SINGLE SUBJECT, AS WELL AS THE AMOUNT OF TIME ANY SINGLE SPEAKER IS ALLOWED, MAY BE LIMITED.

Facilities are provided throughout City Hall for the convenience of disabled persons. Special equipment for the hearing impaired is available for use at meetings. If you need an accommodation to attend and participate in this meeting, please call the DEPARTMENT DESIGNEE at 229-6301 and advise of your need at least 48 hours in advance of the meeting. The City's TDD number is 386-9108.